

SUBJECT

Second Reading of Ordinance No. 044, 2010, Appropriating Unanticipated Revenue in the General Fund for the Restoration and Rehabilitation of Paramount Cottage Camp.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on April 20, 2010, appropriates unanticipated revenue in the amount of \$148,000 for the rehabilitation and restoration of 1544 West Oak Street, the historic Paramount Cottage Camp.

BACKGROUND / DISCUSSION

The following information was requested by Council:

1. *What is the current use of 1544 West Oak Street, Paramount Cottage Camp, and what is the proposed use after restoration/rehabilitation?*

Both buildings at 1544 West Oak are currently small one and two bedroom apartments serving the under-represented population of lower income people – the elderly, students, and contract employees. After exterior restoration/rehabilitation, the 16-unit property will remain in this use. It will continue to benefit minorities or under-represented cultures or communities through maintaining the provision of low income housing at below market rates and preserving affordable housing. Exterior improvement does not generally warrant higher rents; interior improvements do. However, exterior improvement may encourage tenants to take better care of the property. Current tenants have written strong letters of support as have neighbors anxious to see the property improved in their neighborhood.

2. *Who is assuring the work will be done right?*

The property will be protected by a twenty-year covenant governing any changes that must have Colorado Historical Society approval. The property is also a Local Landmark and falls under the stringent auspices of the Fort Collins Landmark Preservation Commission for design review of the grant project and any future proposed changes. In addition, the City and the property owners will be signing a "Historic Building Rehabilitation Agreement" assuring both parties will adhere to the provisions of the State Historical Fund Contract for the project.

Two local contractors will complete the project. The lead architectural engineer overseeing the work is Dick Beardmore of AE Design. He has assisted with the repair, restoration, reconstruction, stabilization, reconfiguration, assessment, conservation, grant procurement, project management, and preservation master planning of over 5,100,000 historically significant square feet of Colorado's heritage. For over 35 years, he has been involved in more than one hundred and fifty restoration and preservation projects. The contractor performing the work is Wattle & Daub Contractors, Inc., specializing in historic preservation and restoration since 1978. Many of its projects are Registered Historic Sites, funded by Colorado's State Historic Fund, and executed following the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings (including the Museo de Los Tres Colonias in Fort Collins.)

Former 20-year city historic preservation planner, Carol Tunner, will be the project's grant manager, continuing her State Historical Fund grant success that includes the Linden Hotel, Silver Grill, 251 Linden Street, First Baptist Church, Streetcar Barn, Nelson Milk House, Armstrong Hotel, Trimble and Barkley Blocks, Coy-Hoffman Barn at Link-N-Greens Golf Course, etc. Additionally, the State Historical Fund assigns an historic preservation specialist to monitor the project step-by-step and see that it adheres to the scope of work and budget meticulously. Ms. Tunner will be submitting regular reports to the State Historical Fund for its careful review and approval over the course of the project.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

ATTACHMENTS

1. Copy of First Reading Agenda Item Summary - April 20, 2010
(w/o attachments)

DATE: April 20, 2010
STAFF: Karen McWilliams

AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

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SUBJECT

First Reading of Ordinance No. 044, 2010, Appropriating Unanticipated Revenue in the General Fund for the Restoration and Rehabilitation of Paramount Cottage Camp.

EXECUTIVE SUMMARY

This Ordinance appropriates unanticipated revenue in the amount of \$148,000 for the rehabilitation and restoration of 1544 West Oak Street, the historic Paramount Cottage Camp. The Paramount Cottage Camp was built in the 1920s as tourist accommodations and is comprised of two parallel, one-story buildings, containing eight apartments each. The City of Fort Collins was awarded a State Historical Fund grant in 2010 by the Colorado Historical Society to rehabilitate and restore the property. The Colorado Historical Society's State Historical Fund is providing the \$66,600 grant for the rehabilitation and restoration of 1544 West Oak Street. Matching funds in the amount of \$81,400 will be provided by the owners of the building. The City of Fort Collins will not be responsible for any monetary contribution, but would be responsible in regards to receiving and administering the funds.

BACKGROUND / DISCUSSION

During the 1920s, tourist camps, such as the Paramount Cottage Camp, sprang up across the country providing a place for travelers to stay for the night. The Paramount Cottage Camp will be restored and rehabilitated as Fort Collins' last remaining 1929 auto tourist cottage camp. The Paramount Cottage Camp is comprised of two, parallel, one-story buildings, each containing eight apartments.

Historical Fund grants are available to private entities if a public entity will be the applicant for their projects. This project will have a significant impact on the historical character of the surrounding City Park neighborhood. Therefore, the City agreed to be the applicant, and the building owners, Maureen Plotnicki and Stephen Weber, were the co-applicants.

The building owners will provide grant matching funds in the amount of \$81,400, and will be contracting for the work from sole source vendors. The City's role to facilitate the grant is to: (1) be the grant applicant for the project, (2) contract with the State to receive and administer the grant funds, (3) enter into a Historic Building Rehabilitation Agreement with the building owners in order to receive the cash match funds, (4) be responsible for the distribution of the grant and cash match funds. The grant management will be administered by consultant Carol Tunner. The cost of this administration will be covered by the building owners' cash match for the grant.

FINANCIAL IMPACT

The City of Fort Collins will not be responsible for any monetary contribution, but would be responsible with regard to receiving and administering the funds.

SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

This project will provide \$148,000 in direct labor in Fort Collins without the City having to put forth any monetary contributions. The Paramount Cottage Camp rehabilitation will have additional positive effects on the local economy, as local craftsmen may work on restoring the property. In terms of tax revenues, the project will generate additional sales tax from materials and services purchased locally and also increase property tax due to the property's higher assessed value.

The greenest building is the one that is already built. By supporting the rehabilitation of Paramount Cottage Camp, this project meets the City's sustainability goals. Historic preservation maximizes the use of existing materials and infrastructure, and reduces waste in landfills from demolition costs. Historic buildings were traditionally designed with many sustainable features that responded to climate and site. When effectively restored and reused, these features can bring about substantial energy savings. Taking into account historic buildings' original climatic adaptations, today's sustainable technology can supplement inherent sustainable features without compromising unique historic character.

The Paramount Cottage Camp rehabilitation provides quality housing stock along with preserving an important and interesting aspect of Fort Collins history.

STAFF RECOMMENDATION

COPY

Staff recommends adoption of the Ordinance on First Reading.

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ORDINANCE NO. 044, 2010
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROPRIATING UNANTICIPATED GRANT REVENUE IN THE GENERAL FUND
FOR THE RESTORATION AND REHABILITATION OF
PARAMOUNT COTTAGE CAMP

WHEREAS, the City was awarded a grant in the amount of \$66,600 (the "Grant") from the Colorado Historical Society's State Historical Fund for the restoration and rehabilitation of the historic Paramount Cottage Camp located at 1544 West Oak Street (the "Property"); and

WHEREAS, the City Council designated the Property a Fort Collins landmark by Ordinance No. 089, 2009; and

WHEREAS, the Grant requires matching funds and that the City administer the distribution of the Grant funds and the matching funds; and

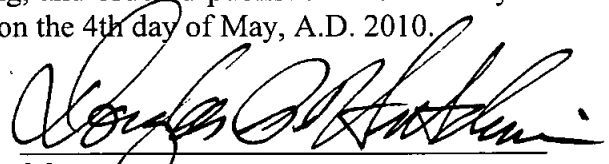
WHEREAS, the owners of the Property will provide the necessary matching funds for the project in the amount of \$81,400; and

WHEREAS, Article V, Section 9, of the City Charter permits the City Council to make supplemental appropriations by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriations, in combination with all previous appropriations for that fiscal year, does not exceed the current estimate of actual and anticipated revenues to be received during the fiscal year; and

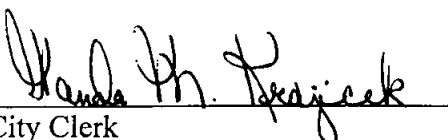
WHEREAS, City staff has determined that the appropriation of the Grant revenue and the matching funds as described herein will not cause the total amount appropriated in the General Fund to exceed the current estimate of actual and anticipated revenues to be received in that fund during the fiscal year; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS that there is hereby appropriated from unanticipated revenue in the General Fund the sum of ONE HUNDRED FORTY-EIGHT THOUSAND DOLLARS (\$148,000) for expenditure in the General Fund for restoration and rehabilitation of the Paramount Cottage Camp located at 1544 West Oak Street.

Introduced, considered favorably on first reading, and ordered published this 20th day of April, A.D. 2010, and to be presented for final passage on the 4th day of May, A.D. 2010.


Mayor

ATTEST:


City Clerk

Passed and adopted on final reading on the 4th day of May, A.D. 2010.

Mayor

ATTEST:

City Clerk